




Indulge your senses in more than 8 million sq.ft of exquisite waterfront serenity.


RAS AL KHOR
WILDLIFE SANCTUARY
10 MINUTES


MEYDAN
RACE COURSE
10 MINUTES


THE DUBAI MALL
15 MINUTES


BURJ KHALIFA &
DOWNTOWN DUBAI


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS


DUBAI INTERNATIONAL
AIRPORT


DUBAI FRAME
15 MINUTES


DUBAI OPERA
15 MINUTES


BUSINESS BAY
12 MINUTES


PALM JUMEIRAH
25 MINUTES



310

320 RSC

330 RSC

340 RSC

350 RSC

360 RSC





Low Rise Villa Community

360 RIVERSIDE (RESCENT)

Lagoon

350 RIVERSIDE (RESCENT)

340 RIVERSIDE (RESCENT)

Apartment Club House

330 RIVERSIDE (RESCENT)

320 RIVERSIDE (RESCENT)



UNIT TYPES AND RATES

- 1 bed starting from AED 1.4M– 608 sq ft (65 sq m)
- 1.5 bed + study starting from AED 1.4M 608 sq ft (57 sq meters)
- 2 bed starting from AED 2.2M - 913ft (85 sq meters)
- 3 bed starting AED 3.5M – 1654 sq ft (154 sq meters)





WORLD-CLASS AMENITIES



MIND

Outdoor Workstations
 Co-working Spaces
 Gardening Zone
 Central Square / Plaza
 Boulevard with FnB
 Reading Room
 Library
 Observatory deck / Bird Watching
 Meditation Lounge
 Cards room, Chess and Carrom
 Garden

BODY

Water fountain
 Splash pad / Spray Park
 Submerged seating – in the pool
 Sun Lounges
 Day Bed / Cabana
 Cycle path walkway
 Spa and Massage rooms
 Circuit Training
 Battle Ropes + Jumping Blocks
 Sauna Steam
 Indoor and Outdoor Gym
 Aerobic Zone
 Walking / Jogging track

COMMUNITY

Multi-purpose Space – Market, food truck, kiosk, water feature
 40-seater indoor movie theater
 Open Air Theater, Amphitheater
 Theater Plaza
 Party Terrace
 Putting Garden
 Barbeque Area
 Lawn with Organic seating furniture
 Majlis (Tensile Gazebos)
 Sun deck

SOUL

Lotus Pond
 Sensory Garden
 Zen Garden
 Yoga Zone
 Water Bodies
 Beach Edge

real estate

CONVENIENCE

Supermarket
ATM
Retail
Vending Machines
Outdoor workstations
Co-working Spaces

CREATIVITY

Music Room
Art Room

PLAY

Pool table / Billiards / Snooker
Table Tennis
Pickball / Paddle Tennis
Foosball
Rock Climbing
Outdoor Chess
Obstacle course
Disc Hockey
Golf Simulators
Multipurpose Sports Court
Squash Court
Volleyball
Indoor Video game room
VR Room
Skate Park

PETS

Pet Park
Pet Washing Station
Pet Salon
Pet Concierge Services
Pet Obstruction Course





Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.



Kitchens: fully fitted with state-of-the-art appliances including hob, gas, oven, dishwasher, washing machine, refrigerator and freezer.

FINANCIAL OVERVIEW

- Attractive **60:40 payment plan** spread over 3 years.
- **60% during construction** over a period of 30 months in 5 instalments.
- **40% at handover** (starting Q2 2027).
- **Excellent ROI potential** as the project is located in a Gated Resort Style Community close to Downtown Dubai.
- **International School** located within the community increasing Rental Demand.
- **Excellent Capital Appreciation** Potential.
- **Competitive pre-launch prices** as compared to other properties in the neighbourhood.
- **Short-term Rentals** (Holiday Homes) for higher rental returns.

INSTALLMENTS	PAYMENT PERCENTAGE	MILESTONES
Booking Amount	20.00%	On Booking date
First Installment	10.00%	9 Months from booking date
Second Installment	10.00%	16 Months from booking date
Third Installment	10.00%	23 Months from booking date
Fourth Installment	10.00%	30 Months from booking date
Final Installment	40.00%	On Completion



360 RIVERSIDE (CRESCENT)

QUOTATION

Sobha Hartland -II 360 Riverside Crescent (360 Riverside Crescent)

SH-415687

Floor Number	20
Type	2 BED TYPE A
Unit Number	360 RSC-2002
Saleable Area (Sq.ft)	1,098
Purchase Price (AED)	2,530,198
Pre- Registration Fees (AED)	102,358

Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	506,039.70	On Booking	On Booking date
First Installment	10.00%	253,019.85	-	9 Months from booking date
Second Installment	10.00%	253,019.85	-	16 Months from booking date
Third Installment	10.00%	253,019.85	-	23 Months from booking date
Fourth Installment	10.00%	253,019.85	-	30 Months from booking date
Final Installment	40.00%	1,012,079.40	-	On Completion

Pre-Registration Fees

Description	Amount (AED)
4% Pre-Registration Charges	101,208.00
Knowledge Fee	40.00
Oqood Fees	1,110.00



2 BEDROOM APARTMENT TYPE A

Total Saleable Area

SUITE= 982 SQFT
BALCONY= 116 SQFT
TOTAL = 1,098 SQFT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

